

NCPC# 7646 3/5/15
MF# 3210(44.00) 44/08

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs



Office of the Surveyor

February 4, 2015

Marcel C. Acosta, AICP, Executive Director
National Capital Planning Commission
401 9th Street, N.W., Suite 500
Washington, D.C. 20576

Re: S.O. 14-21729

Enclosed are the application and a print of the plat(s) for the proposed closing of a public alley in Square 2882.

This is being forwarded to the Council of the District of Columbia for legislative action. The proposed alley closing is being processed on the basis of Section 9-201.01 of the D.C. Official Code. Pursuant to Section 9-202.02 of the D.C. Official Code, the application is hereby referred to you for the recommendation of the National Capital Planning Commission.

When you have furnished your recommendation to the Council, I would appreciate your also sending a copy to the Office of the Surveyor.

Sincerely,

A handwritten signature in black ink, appearing to read "Roland F. Dreist, Jr.", is written over a light blue horizontal line.

Roland F. Dreist, Jr.
Surveyor, D.C.

Enclosures

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Leila Batties
202.419.2583
leila.batties@hklaw.com

December 5, 2014

BY HAND DELIVERY

Mr. Roland F. Dreist, Jr.
Office of the Surveyor of the District of Columbia
1100 4th Street SW, Third Floor
Washington, DC 20002

Re: Alley Closing in Square 2882

Dear Mr. Dreist:

On behalf of Barry Place Partners, LLC, (the "Applicant") enclosed please find six copies of the application form for the closing of a portion of a public alley in Square 2882 (the "Application") (Tab A). The area of the alley to be closed is shown in the sketch attached as Tab B. Submitted herewith is the required filing fee of \$2,750.00. In addition, a completed retail tenant displacement form is enclosed as Tab C. The Application is submitted in accordance with 24 DCMR §§ 1400.4 and 1400.8.

Square 2882 is bounded by Euclid Street, N.W. to the north, private property to the east, Barry Place, N.W. to the south, and Sherman Avenue, N.W. to the west. As shown on the alley closing sketch, the portion of the alley to be closed is located in the south-west portion of the square and contains approximately 5,367 square feet of land area. The alley was dedicated in 1912 (subdivision book 47, page 120) by the property owner for access to the subdivided lots. The alley is 15 feet wide and runs east-west from 9th Street with two legs extending north. The alley does not have any DC Water or Washington Gas Lines. The closure of the alley will not disrupt the public alley system and will not interfere with access to or from any other development in the square or any other alley segments. The alley closing is necessary to allow redevelopment of Lots 742-769, 1034, 1038, and 1039 in Square 2882 with a six-story, mixed-use building that will contain approximately 237,611 square feet of residential use generating approximately 319 dwelling units, plus approximately 11,517 square feet of ground floor retail use along Sherman Avenue. Development plans for the project, including a key location sketch, approximate gross floor areas, points of vehicular ingress and egress, location of parking and loading facilities, and elevation views are attached as Tab D.

Office of the Surveyor of the District of Columbia
December 5, 2014
Page 2

We would appreciate your initiating the processing of the above-referenced application as soon as possible. If you have any questions, please do not hesitate to call me.

Sincerely,

HOLLAND & KNIGHT LLP


Leila M. Jackson Batties, Esq. JB.

Enclosures

Revised: 6/28/13

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATIONS DIVISION
OFFICE OF THE SURVEYOR
1104 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024**

Surveyor's Office File No. _____

_____ Date

**APPLICATION TO CLOSE/DEDICATE A STREET OR ALLEY OR ELIMINATION OF
BUILDING RESTRICTION LINE**

Location

Street(s)

Name: _____

Abutting Squares: _____

Portion to be closed/dedicated: _____

AS PER SKETCH ATTACHED

Alley(s)

Name: See attached sketch.

Abutting Squares: 2882

Portion to be closed/dedicated.: See attached sketch.

AS PER SKETCH ATTACHED

This application is made by:

Barry Place Partners, LLC

(229) 244-2800

Applicant's Name (print)

Telephone Number

348 Enterprise Drive, Valdosta, GA 31601

Address

I certify that the above information is true to the best of my knowledge.


Signature of Applicant or Agent

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639**

Revised: 6/28/13

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024**

Retail Tenant Displacement Form

Note: The following information is required relative to provisions of DC Law 6-133 (DC Act 6-171).

Surveyor's Office File No. _____

Regarding an application for the proposed closing/dedication of the following street(s) or alley(s), the undersigned, being the applicant or the agent for the applicant, hereby makes the following representations as complete and true:

1. All properties associated with the proposed closing/dedication are listed as follows:

Square	Lot Number
2882	742-769, 1034, 1038, 1039

2. The proposed closing/dedication will ☐ or will not ☒ result in displacement of existing retail tenants because of the demolition, substantial rehabilitation, or discontinuance of an existing building.

Name	Address	Square/Lot
Barry Place Partners, LLC		Square 2882, Lots 742-769, 1034, 1038, 1039

Date



Print or Type Name



Signature

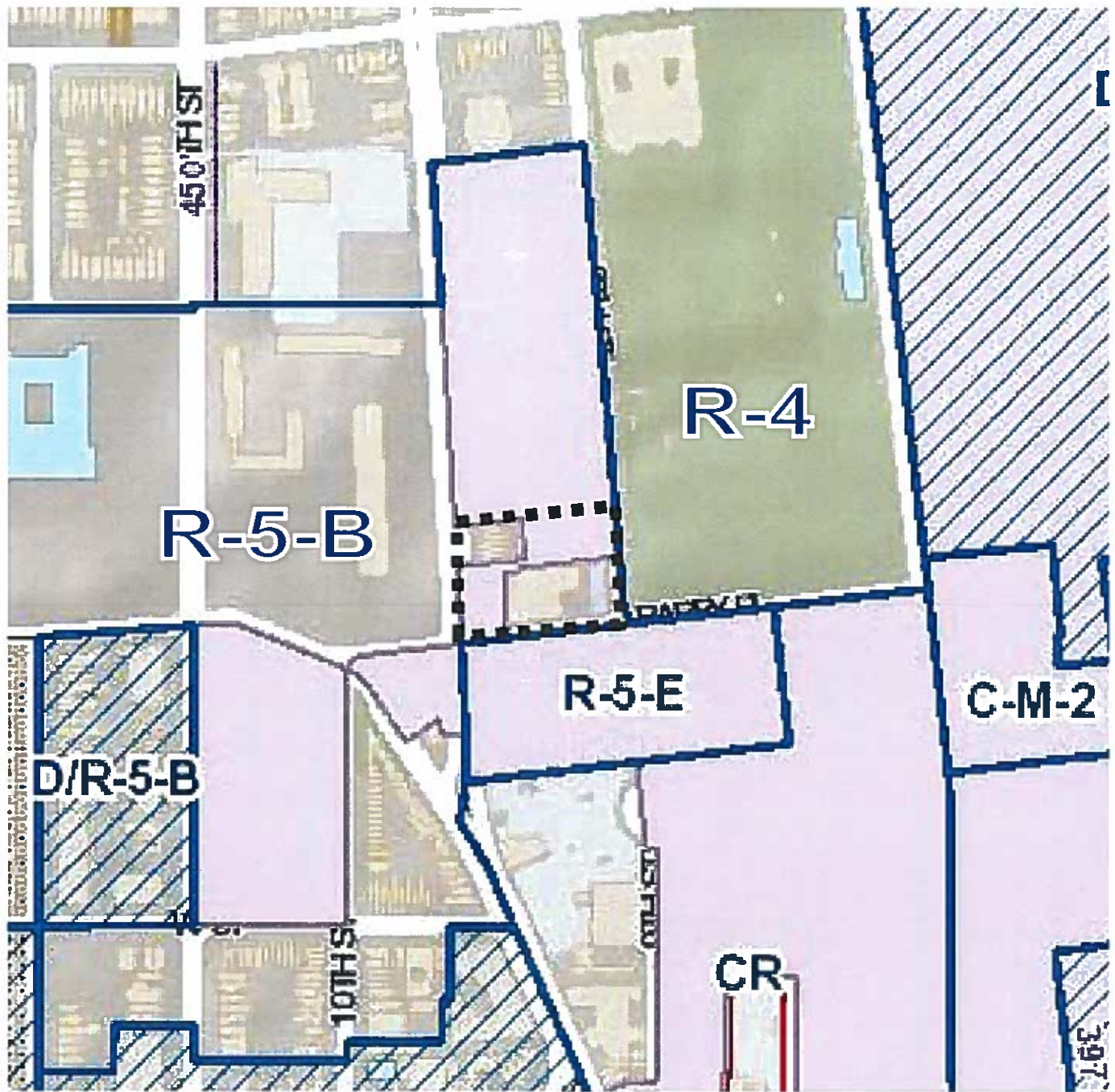
Note: This form must be completed, signed and submitted with the application.

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639**

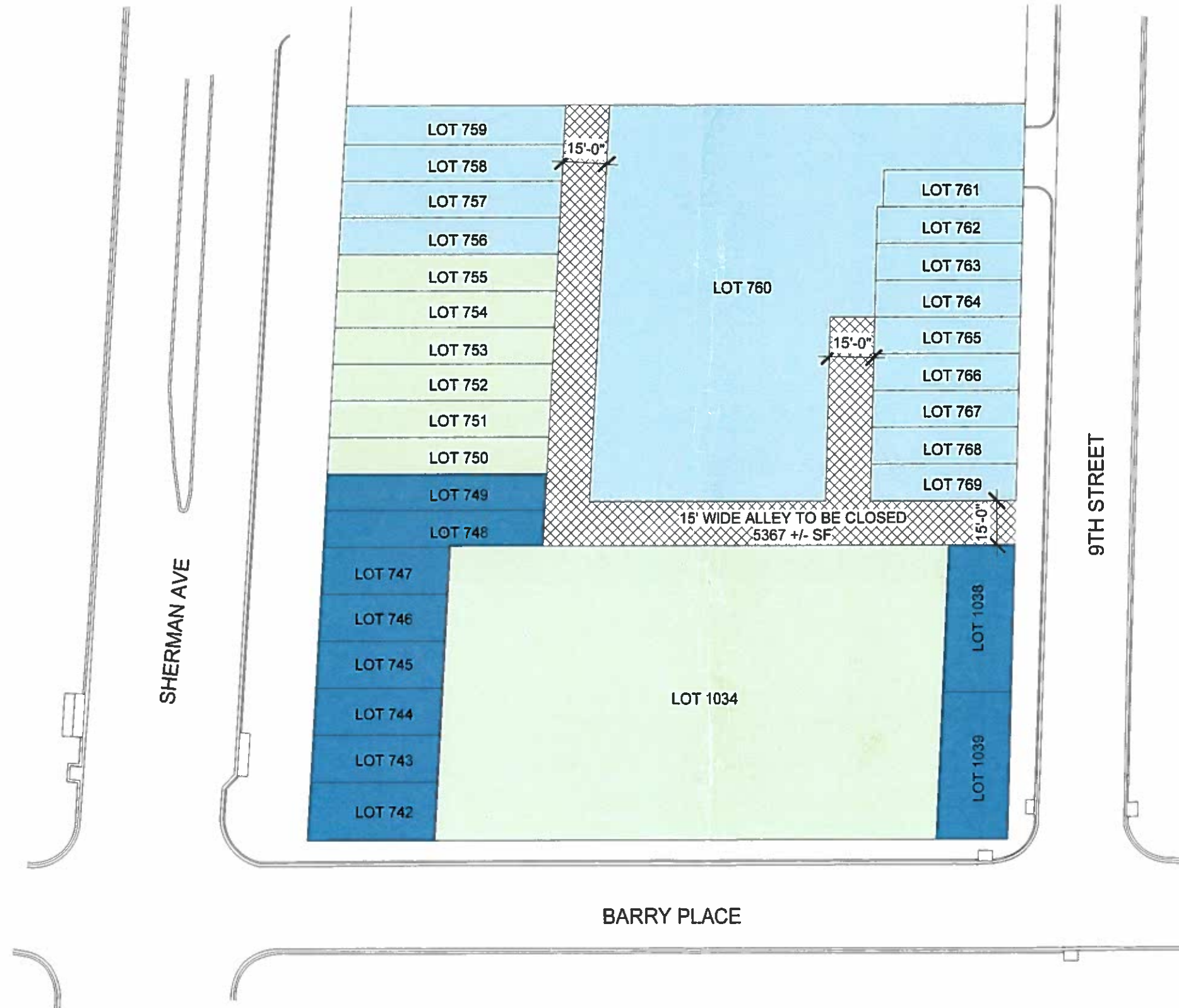
ALLEY CLOSING
EXHIBITS

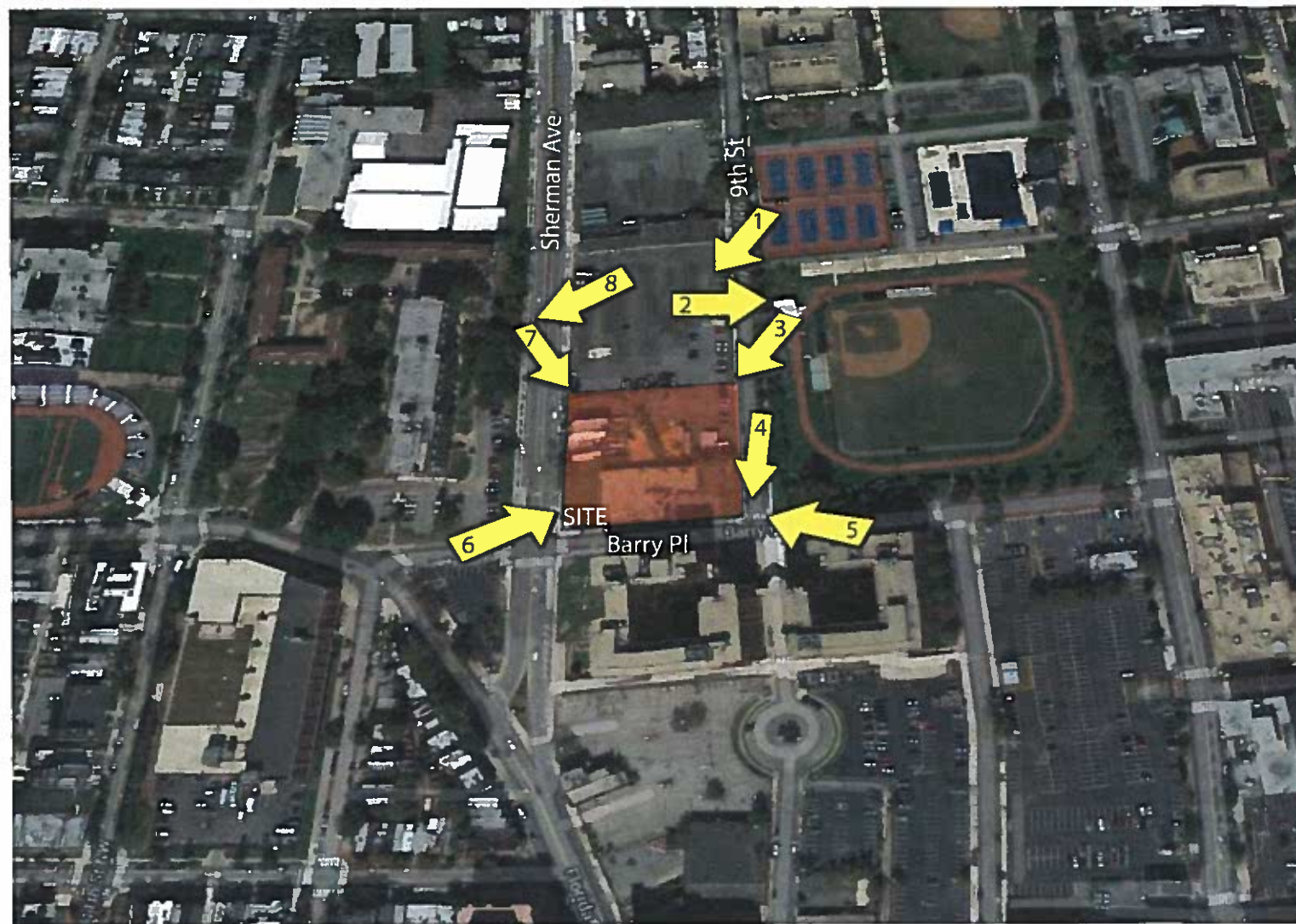
■ ZONE BOUNDARIES

- ZONE DISTRICTS
- ▨ OVERLAYS DISTRICTS
- HOWARD UNIVERSITY CAMPUS PLAN
- ⋯ SUBJECT SITE

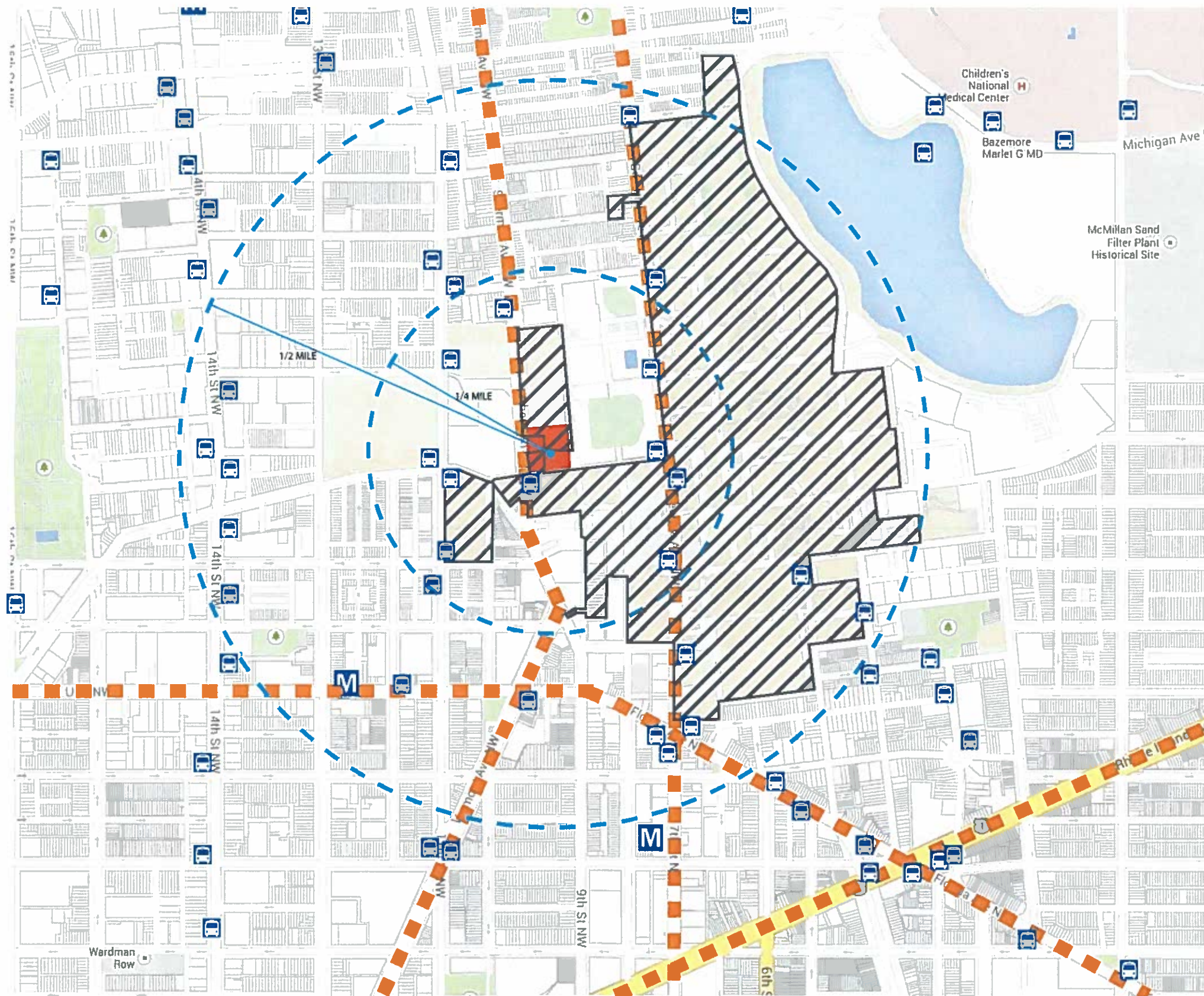


■ LOT DESCRIPTION





REGIONAL ANALYSIS



- SITE
- HOWARD UNIVERSITY CAMPUS
- PRIMARY ROADS
- WALKING RADII
- BUS STOPS
- METRO STATION

TITLE COMMITMENT NOTES:

THE ARE NO SURVEY RELATED EXCEPTIONS LISTED ON SCHEDULE B - SECTION 2 OF THE AFORESAIDED TITLE COMMITMENT.

TITLE COMMITMENT NOTES:

THE COMPLAINT PROVIDED BY OLD REPUBLIC NATIONAL LIFE INSURANCE COMPANY, FILE NO. 0033-1000486 WITH AN EFFECTIVE DATE OF NOVEMBER 22, 2003 AT 6:00 A.M. HAS BEEN INCORPORATED INTO THE SURVEY.

LEGAL DESCRIPTION:

LOT NUMBERED ONE THOUSAND THIRTY-FOUR (1034) IN SQUARE NUMBERED TWENTY-EIGHT HUNDRED EIGHTY-TWO (2822) IN A SUBDIVISION/COMBINATION MADE BY THE DISTRICT OF COLUMBIA NEWS COMPANY, INCORPORATED, AS PER PLAT RECORDED AMONG THE RECORDS OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN SUBDIVISION BOOK 143 AT PAGE 43.

LEGAL DESCRIPTION:

PER TITLE COMMITMENT PROVIDED BY THE REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. DC13-108448, WITH AN EFFECTIVE DATE OF NOVEMBER 21, 2013 AT 8:00 A.M.

PARCEL ONE

LOTS 742, 743, 746, 748, 749, 747, 748, 748, 750, 751, 752, 753, 754, 755, 760, 767, and 769 IN SQUARE 2882 IN A SUBDIVISION MADE BY THE REAL ESTATE SECURITY TRUST OF VIRGINIA, INC. AND PLATED AS "LOT 100" AS SHOWN ON PLAT NO. 100-100-100 AS PER PLAT RECORDED AGAINST THE RECORDS OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN SUBDIVISION BOOK 47 AT PAGE 180.

AREA TABULATION

TOTAL AREA OF SURVEY (BY RECORD) 47,952 SQ. FT. OR 1.22943 AC
TOTAL AREA OF SURVEY (BY MEASUREMENT) 47,830 SQ. FT. OR 1.10083 AC

ZONING NOTE:

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE SOURCE INFORMATION: SOURCE WAS OF THE DISTRICT OF COLUMBIA FBI OFFICE, SOURCE WAS A-100, SOURCE WAS A-100.

END. 3-4-8

THE INFORMATION DOES NOT CONSTITUTE A "FINAL REPORT" AND IS NOT SUBJECT TO THE SOURCE'S CONFIDENTIALITY RIGHTS.

D.C. BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD AS FAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA. A "SURVEY IN MAKE" PREPARED BY A REGISTERED D.C. SURVEYOR IS REQUIRED TO ESTABLISH AN ACTUAL MEASURED BOUNDARY AND MUST BE OBTAINED AND INCORPORATED INTO THIS PLAT BEFORE IT IS TO BE USED FOR ANY DESIGN PURPOSES. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MAKE".

UTILITY NOTE:

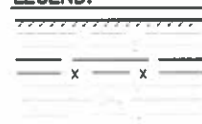
THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREIN HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING RECORDS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE AREA TO VERIFY THE LOCATION OF THE UTILITIES IN THE AREA OTHER THAN SERVICES ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE BEST AVAILABLE DATA AND INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.

THE SURVEYOR HAS REVIEWED ALL RECORDS BOUGHT FOR THEIR PLANS AND RECEIVED UTILITY RESPONSES, LISTED BELOW, AND POSSIBLE UNLAWFUL MESSAGES OR DRAWINGS PROVIDED BY THE UTILITY COMPANIES AS SUCH OF REPLY. IS NOTED

	UTILITY COMPANY	PLAN # / SHEET #
TELEPHONE.....	MC COMMUNICATIONS VERIZON COMMUNICATIONS GLOBAL CROSSING LEVEL 3 COMMUNICATIONS	NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME
GAS..... <small>(SEE GAS METER)</small>	WASHINGTON GAS	WG-82063 3/21/2014
ELECTRIC.....	PEPCO	NO RESPONSE AT THIS TIME
CABLE TV.....	COMCAST STAR POWER	PLAN MS-62 NO RESPONSE AT THIS TIME
WATER AND SEWER..	D.C. WATER	NO RESPONSE AT THIS TIME

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "BEST UTILITY" 90 DAYS PRIOR TO CONSTRUCTION.

LEGEND:



BUILDING LINE
CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRE
WATER CONDUIT
PROPERTY LINE
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT

- 00 SANITARY CLEANOUT
- 01 STORM DRAIN MANHOLE
- 02 ELECTRICAL JUNCTION BOX
- 03 ELECTRICAL MANHOLE
- 04 FIRE DEPARTMENT CONNECTION
- 05 FIRE HYDRANT
- 06 GAS MANHOLE
- 07 GUY POLE
- 08 GAS VALVE
- 09 LIGHT POLE
- 10 PHONE MANHOLE
- 11 UTILITY POLE

- MANHOLE
- TRAFFIC SIGNAL POLE
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- WELL
- SIGN POST
- POLE
- CURB POLE

CONCRETE
CURB AND GUTTER
BUILDING
STORY
ASPHALT
EASEMENT
RECORD INFORMATION
MEASURED INFORMATION
OBSERVED ANGLE OR BEARING
NORTH
SOUTH
EAST

SURVEYOR'S CERTIFICATE:

TO OLD REPUBLIC NATIONAL LIFE INSURANCE COMPANY
EAGLEBANK, ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR
ANYONE COMMERCIAL LIFE COMPANY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 12, 14 & 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 17, 2014.

MATTHEW C. HULL
LICENSED LAND SURVEYOR
DC #LS004988
EMAIL ADDRESS: HULL@KACAPITOL.COM

MAY 20 2014
FBI - NEW YORK

ALTA/ACSM LAND TITLE AND TOPOGRAPHIC SURVEY

**LOTS 742 THROUGH 749,
756 THROUGH 769, 1034,
1038 & 1039, SQUARE 28B2**
SUBDIVISION BK. 47, PG. 120
SUBDIVISION BK. 145, PG. 45

WPA CAPITOL
PLANNING • FINANCING • CONSTRUCTION

DATE: APRIL 18, 2014

DES.	DWN.
MEH	AFQ

SCALE:

 $1^{\circ}=20'$

PROJECT/FILE NO.
D107897A

SHEET NO.

1

\\slurveys\4003-PRG-ECS\7697-SV\00-VAS-6697\08-P00



EAST ELEVATION

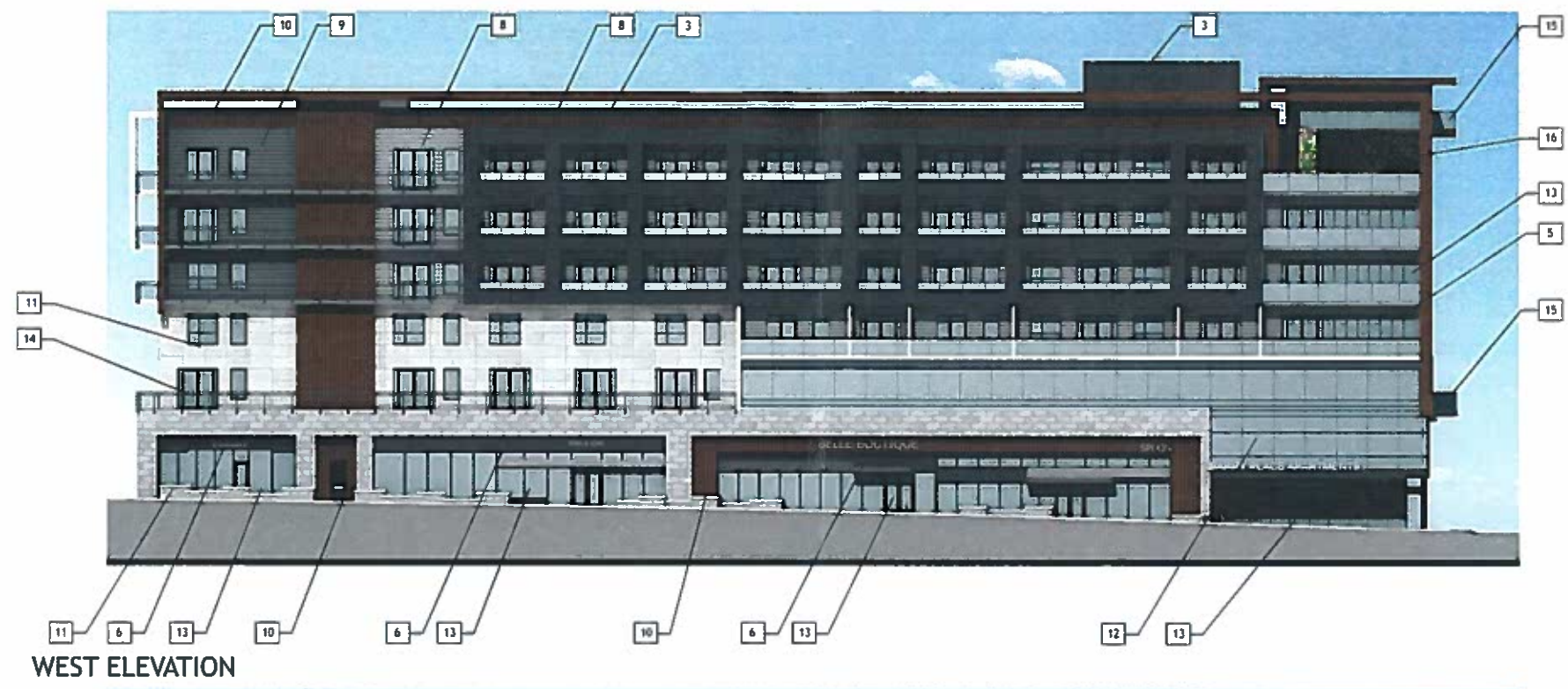


SOUTH ELEVATION

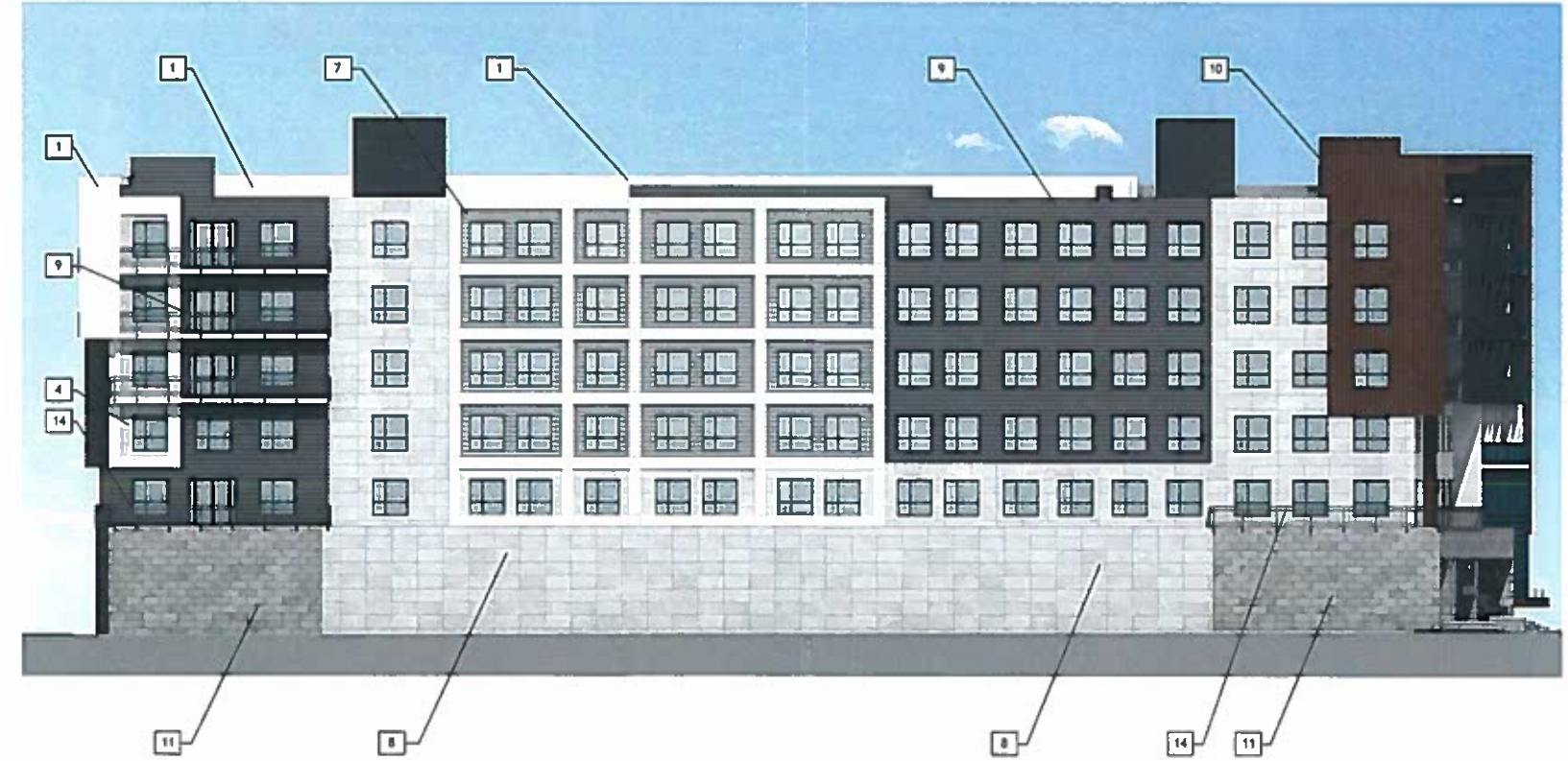
Material Legend

1. Stucco Light Gray
2. Stucco Medium Gray
3. Stucco Dark Gray
4. Cementious Siding Light Gray
5. Cementious Siding Medium Gray
6. Cementious Siding Dark Gray
7. Cementious Panel Light Gray
8. Cementious Panel Medium Gray
9. Cementious Panel Dark Gray
10. Cementious Panel Wood Printed
11. Cast Stone
12. Curtain Wall
13. Storefront
14. Metal Railing
15. Glass Railing
16. Green Wall

SCALE= NOT TO SCALE



WEST ELEVATION



NORTH ELEVATION

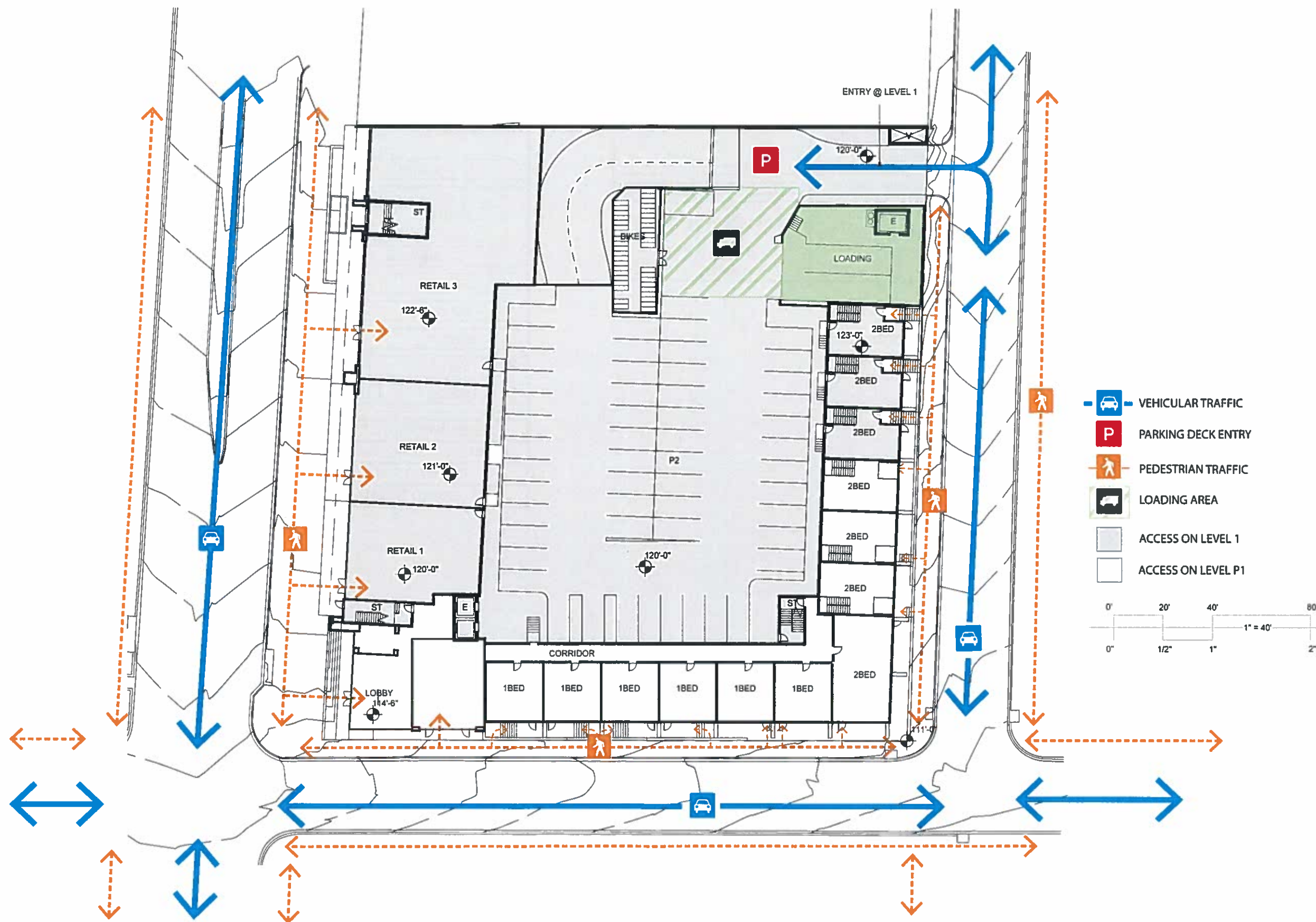
- Material Legend**
- 1. Stucco Light Gray
 - 2. Stucco Medium Gray
 - 3. Stucco Dark Gray
 - 4. Cementitious Siding Light Gray
 - 5. Cementitious Siding Medium Gray
 - 6. Cementitious Siding Dark Gray
 - 7. Cementitious Panel Light Gray
 - 8. Cementitious Panel Medium Gray
 - 9. Cementitious Panel Dark Gray
 - 10. Cementitious Panel Wood Printed
 - 11. Cast Stone
 - 12. Curtain Wall
 - 13. Storefront
 - 14. Metal Railing
 - 15. Glass Railing
 - 16. Green Wall

SCALE= NOT TO SCALE

ZONING INFORMATION				
		EXISTING ZONING R-5-B	PROPOSED ZONING C-2-B / PUD	PROVIDED
Parking	Residential		.33 space/dwelling unit, min 60% full size 319/3 = 106 minimum (min 64 full size)	145 Spaces
	Retail		1 space for every 750 sf over 3,000 = 11 minimum	
Bicycle Parking			1 per 3 dwelling units. (106)	146 in covered bike storage
Loading			1 loading berth @ 12' x 30' 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	2 loading berths @ 12' x 30' 1 Platform @ 900 sf 1 service/delivery @ 10' x 20'

NOTE: PARKING SPACES ARE DESIGNED AND SIZED PER DISTRICT
ZONING STANDARDS 2115

BUILDING INFORMATION		
TOTAL GROSS BUILDING AREA		AREA CONTRIBUTING TO FAR (.45 APPLIED TO CELLAR)
LEVEL	TYPE	
LEVEL P1	OFFICE	483 GSF
	PARKING	17,570 GSF
	RESIDENTIAL	7,165 GSF
SUB-TOTAL		25,218 GSF
LEVEL 1	PARKING	27,043 GSF
	RESIDENTIAL	16,687 GSF
	RETAIL	11,034 GSF
SUB-TOTAL		54,764 GSF
LEVEL 2	RESIDENTIAL	42,612 GSF
LEVEL 3	RESIDENTIAL	42,945 GSF
LEVEL 4	RESIDENTIAL	42,945 GSF
LEVEL 5	RESIDENTIAL	42,945 GSF
LEVEL 6	RESIDENTIAL	42,312 GSF
RESIDENTIAL TOTAL		237,611 GSF
COMMERCIAL & RETAIL TOTAL		11,517 GSF
PARKING TOTAL		44,613 GSF
GRAND TOTAL		293,741 GSF





LEVEL 06



LEVEL 03-05



LEVEL 02



LEVEL 01



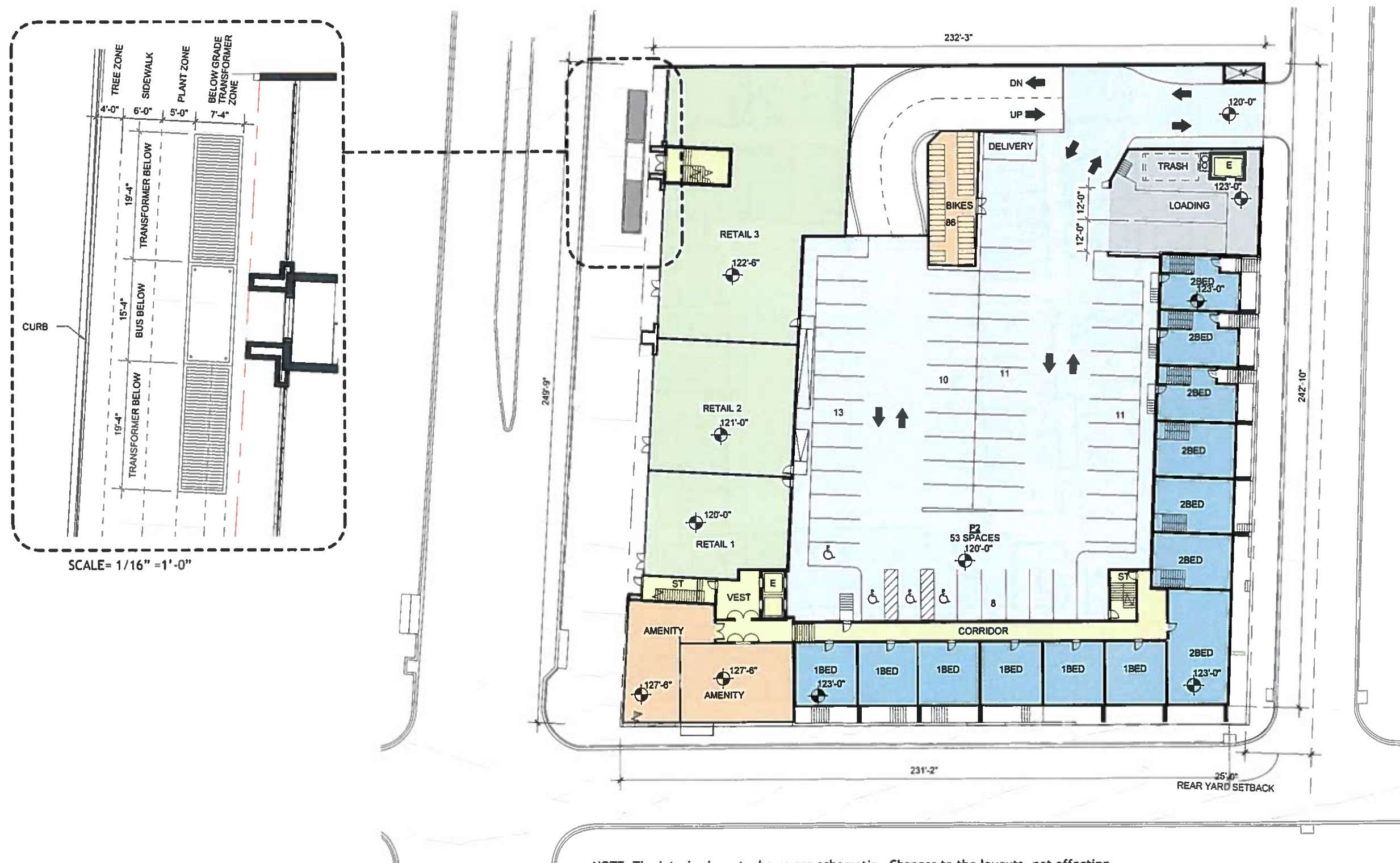
LEVEL P1

Building Area Legend

- AMENITY
- CORE
- OFFICE
- PARKING
- RESIDENTIAL
- RETAIL
- SERVICE
- TERRACE

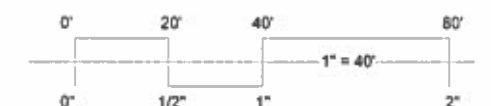


NOTE: The interior layouts shown are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



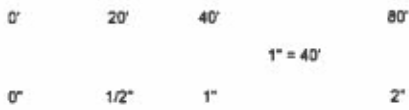
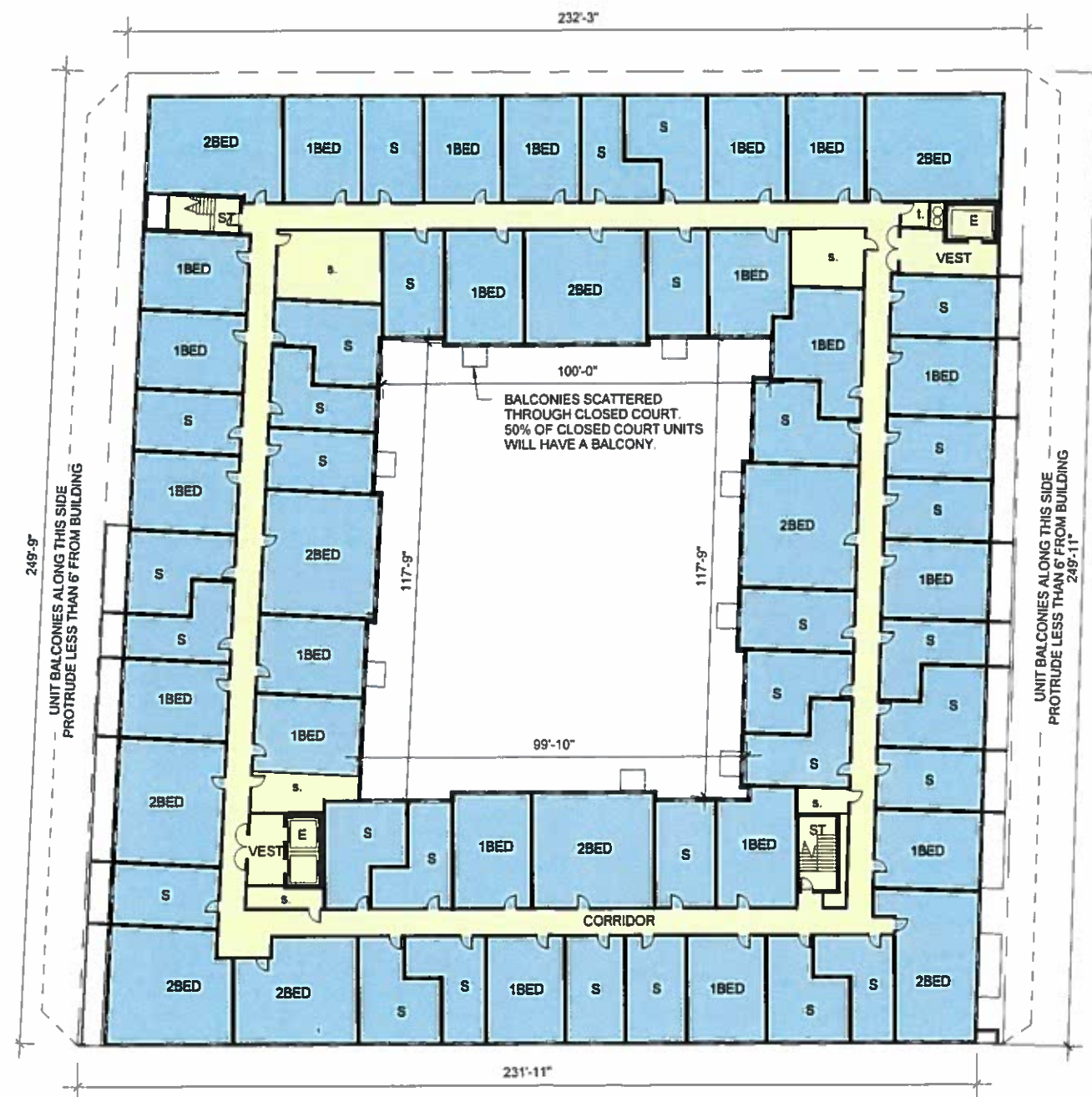
NOTE: The interior layouts shown are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. Retail tenant entrances are illustrative only and subject to change based on tenant requirements



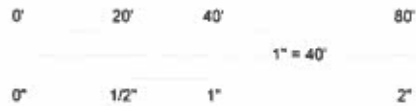


N

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NOTE: The interior layouts shown are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



NOTE: The interior layouts shown are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.